

\$499,900 - 131 2 Avenue Se, High River

MLS® #A2258568

\$499,900

3 Bedroom, 2.00 Bathroom, 1,147 sqft
Residential on 0.15 Acres

Central High River, High River, Alberta

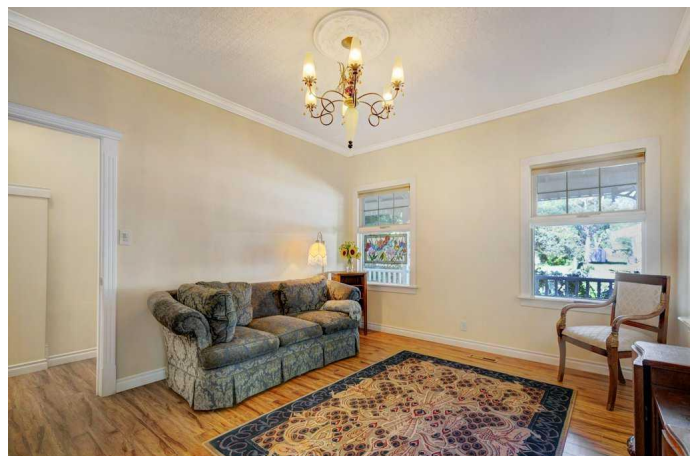
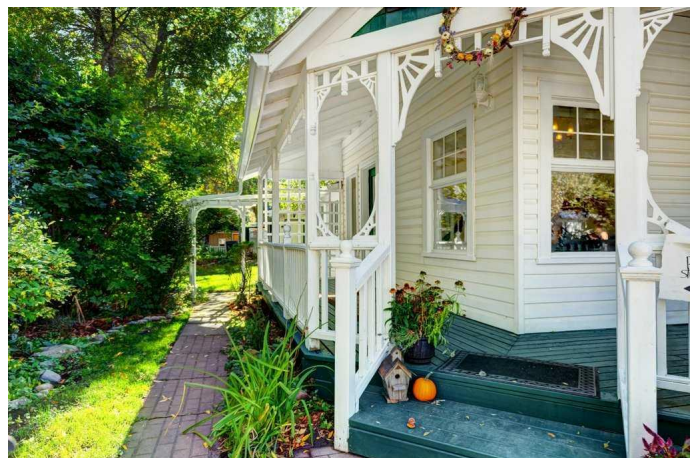
OPEN HOUSE SAT & SUN 1-4PM and ART SALE in STUDIO GARAGE! This most charming and authentic registered heritage home in High River can now be yours!

Featuring a wraparound porch and detailed ornamentation true to the early 20th century, the home retains many original design elements that have stood the test of time—offering both historical charm and the warmth of a well-loved Alberta home.

Inside, you™ll find three bedrooms and one and a half bathrooms, a graceful spindle staircase with ornamental wainscoting, and a stunning antique light fixture in the living room. The dining room, highlighted by a stone fireplace and vaulted ceiling, overlooks the beautiful south-facing backyard and deck. The main floor includes a washer and dryer, quality kitchen appliances, and a butcher-block countertop. Natural light streams throughout the home from every direction, even through skylights in the stairwell and bathroom—so the stars can shine through at night.

Situated on a double lot, the property features mature trees and native Southern Alberta shrubs, some of which have thrived as long as the house itself. The rhubarb, for instance, has been growing in this very spot for over 100 years!

The double garage, currently used as an art studio, is insulated with R22 in the walls and



could easily be converted back into a garage, with the rough-in for the double door still in place. A charming playhouse and a vegetable garden plot add to the appeal, ready for your family's enjoyment and green thumb.

The location is excellent—just a short walk to shopping, parks, restaurants, historic downtown, and more.

Move in soon and embrace a creative lifestyle in a home and setting that truly transcend time!

Built in 1907

Essential Information

MLS® #	A2258568
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,147
Acres	0.15
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	131 2 Avenue Se
Subdivision	Central High River
City	High River
County	Foothills County
Province	Alberta
Postal Code	T1V 1G7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	No Smoking Home, Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Stone, Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Level, Native Plants, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	4
Zoning	TND

Listing Details

Listing Office	MaxWell Capital Realty
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